

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम-  
१९६६ चे कलम-३१ अन्वये विकास नियंत्रण  
नियमावली मंजूर करणेबाबत.  
वसई-विरार उपप्रदेश विकास योजना

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक:टिपीएस-१२०१/१११३/प्र.क्र.४८/०२/नवि-१२

मंत्रालय, मुंबई-४०००३२

दिनांक:-३० नोव्हेंबर, २००५

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात दिनांक ७  
डिसेंबर, २००५ पर्यंत प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

( सुधाकर नागनुरे )  
उपसचिव

प्रति,

महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल, बांद्रा.  
विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.

व्यवस्थापकीय संचालक, शहर व औद्योगिक विकास महामंडळ, नरिमन पॉईंट, मुंबई  
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी-मुंबई.

जिल्हाधिकारी, ठाणे. , मुख्याधिकारी

सहायक संचालक नगर रचना, ठाणे शाखा, जिल्हाधिकारी कार्यालय, ठाणे.

सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय समोर, मुंबई.

व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती की, सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या असाधारण  
राजपत्रात भाग-१ कोकण विभागीय पुरवणी भाग-१ प्रसिध्द करावी व त्याच्या प्रत्येकी ५० प्रती  
या विभागास व महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल,  
बांद्रा व व्यवस्थापकीय संचालक, शहर व औद्योगिक विकास महामंडळ, नरिमन पॉईंट, मुंबई,  
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात)

✓ कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यांत येते की, सदरहू सूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी  
निवडनस्ती (कार्यासन नवि-१२)

**GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT**

Mantralay, Mumbai, 400032

Dated 30<sup>th</sup> November, 2005.

**NOTIFICATION**

No.TPS-1201/1813/CR-48/2002 / UD-12

Whereas, the City and Industrial Development Corporation (CIDCO) has been appointed as a Special Planning Authority (hereinafter referred to as "the said Authority") by the Government of Maharashtra under the provisions of Section 40 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") for preparation of draft Development Plan of Vasai-Virar Sub-Region on 14<sup>th</sup> May 1990;

And whereas, the draft Development Plan of the Vasai-Virar Sub-Region has been prepared by the said Authority under the provisions of the said Act, and the same has been submitted to Government for sanction by the said Authority on 31<sup>st</sup> August 1998;

And whereas, the changes made by the said Authority in the draft Development Plan and in the Development Control Regulations of the Vasai-Virar Sub-Region were of substantial nature, re-publication under Section 29 of said Act was necessary; but since this action not being taken by the said Authority, the Government vide its Notification No. TPS-1298/1436/C.R. 141/98/UD-12, dated 19<sup>th</sup> January 2000 republished the draft Development Plan alongwith draft Development Control Regulations (hereinafter referred to as "the said Development Plan") by giving notice under Section 29 of the said Act for inviting suggestions/objections from the general public in Maharashtra Government Gazette, Part-I, Konkan Division Supplement, dated 20<sup>th</sup> January 2000;

And whereas, the Government vide Order No. TPS-1298/1436/C.R. 141/98/UD-12, dated 16<sup>th</sup> February 2000 read with subsequent revised orders dated 1<sup>st</sup> June 2002, 10<sup>th</sup> March 2003 and 20<sup>th</sup> September 2003 has appointed a three member Committee for performing functions under Section 28(4), 29 and 30 of the said Act (hereinafter referred to as "the said Committee") in respect of the said Development Plan;

And whereas, after considering the suggestions and objections received in respect of the said draft Development Plan and after completing the formalities contemplated under Sections 28, 29 and 30 of the said Act, it is necessary for the said Committee to submit the said draft Development Plan to State Government for sanction;

And whereas, the said Committee had submitted the draft Development Control Regulations- 2001 under Section 30 of the said Act to the State Government for sanction on 22-10-2001 after considering suggestions and objections and after following the procedure under Section 28(4) of the said Act keeping pending the work of modifying the draft Development Plan in view of the quantum of the work involved in it;

And whereas, Government after making necessary inquiry and after consulting the Director of Town Planning, Maharashtra State, Pune and after carefully examining the Development Control Regulations has decided that some of the changes carried out by the Committee in the Development Control Regulations are of substantial nature and needs

republication. Further, the State Government has also proposed to make certain modifications while sanctioning them.

And whereas, the said Development Control Regulations alongwith modifications given in Schedule 'A' which are not of substantial nature are as appended herewith whereas, modifications of substantial nature are as specified in the Schedule 'B' as excluded part E.P. 1 to 7 appended to the notice published under Sub-Section (1) of Section 31 of the said Act;

And whereas, the Government of Maharashtra has sanctioned under Sub-Section (1) of the Section 31 of the said Act the said draft Development Control Regulations-2001 submitted by the said Committee with modifications not being of substantial nature as given in the Schedule 'A' vide Notification no. TPS-1201/1813/cr-48/2002/UD-12 dated 16<sup>th</sup> February 2004 excluding the Regulations those are modified by the said Committee and modified or incorporated newly by the State Government which are of substantial nature as given in the Schedule 'B' appended to the notice published under Sub-Section (1) of the Section 31 of the said Act as excluded part EP-1 to EP-7.

And whereas, in exercise of the powers conferred by Sub-Section (1) of the Section 31 of the said Act the Government of Maharashtra vide Notice No. TPS-1201/1813/CR-48/2002/U-12 dated 16<sup>th</sup> February 2004 has invited suggestions and/or objections from any person in respect of the proposed modifications which are of substantial nature as given in Schedule 'B' within a period of sixty days from the date of publication of this notice in the Extra-Ordinary Official Gazette, in part I, Kokan Division Supplement, dated 16-2-2004.

And whereas, The Deputy Director of Town Planning, Kokan Division, Kokan Bhavan, CBD, Navi Mumbai, who has been appointed as an officer under Section 31(2) of the said Act by the Government to hear the persons who have filed the objections and/or suggestions and to submit a report in respect of the said substantial modifications to the Government and whereas, he has submitted his report to the Government.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquiries, the Government of Maharashtra is of the opinion that it is necessary to sanction the modifications of substantial nature with some changes

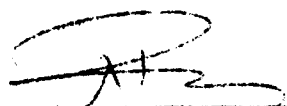
Now therefore, in exercise of the powers conferred by Sub-Section (1) of Section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra hereby :-

- 1) sanctions the said modifications of substantial nature referred to in EP-1 to EP-7 of the Development Control Regulations 2001 as shown and more particularly described in the schedule of modifications appended to this Notification;
- 2) fixes the 18<sup>th</sup> January, 2006 to be the date on which said modifications of substantial nature shall come into force.

Note:- Copies of the Schedule of modifications made in the Development Control Regulations-2001 of Vasai-Virar Sub-Region and sanctioned with some changes as given in the said schedule by the Government of Maharashtra shall be kept open for the inspection of the public during the office hours on all the working days for a period of one year in the offices of the

- i) Metropolitan Commissioner,  
Mumbai Metropolitan Region Development Authority,  
Bandra-Kurla Complex, Bandra (East), Mumbai, 400051
- ii) The Chief Administrator (Vasai-Virar )  
CIDCO, 2<sup>nd</sup> Floor, Ambika Commercial Complex,  
Vasai-Road Railway Station, Vasai (East) Dist. Thane.
- iii) Chief Officer,  
Municipal Councils of Vasai / Navghar-Manikpur / Nalla-Sopara / Virar
- iv) Tahasildar, Vasai
- v) Taluka Panchayat Samiti, Vasai

By order and in the name of the Governor of Maharashtra,

  
(N.R. Kane)  
Desk Officer

**Note:** This notification is also published on Government web site at  
[www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

**SCHEDULE**  
**EXCLUDED PART OF THE DEVELOPMENT CONTROL REGULATIONS 2001**  
**FOR VASAI-VIRAR SUB-REGION**

Excl- uded part (E.P.)	Regu- lation No.	Page No.	Modifications proposed by Government under section 31 published for inviting suggestions and objections	Details Of Eps Sanctioned
(1)	(2)	(3)	(4)	(5)
E.P. 1	New Regn. No. 3.7	29	New Regulation No. 3.7 shall be inserted as below. <b>3.7 FOREST LANDS</b> .....	Sanctioned as proposed
EP. 2	5.5.4	41,42	In the Regulation No. 5.5.4 following proviso shall be added at the end. “ Provided that where land under layout to the extent of 5 % or more is under the Development Plan reservations (excluding reservations of roads and of public housing ) such C.F.C. shall not be insisted. Where land under such reservations is less than 5 % of the layout, then such C.F.C shall be insisted only for the balance area deficient of 5 %.	This additional proviso is deleted
EP 3	Table No.7 under Regn. No. 5.12.2	47,48	Table -7 under Regulation No. 5.12.2 shall be replaced by the following new table.: <b>TABLE -7</b> <b>REQUIREMENT OF PARKING SPACE</b> ..... .....	Sanctioned as proposed
EP-4	Appendi x VIII Under Regn. No.3.4.3	106 to 109	<b>Appendix VIII</b> for Regulations of Heritage Structures/Sites/Precincts under Regulation No. 3.4.3 submitted by the Committee and reproduced hereinafter ..... .....	Sanctioned as proposed
EP-5	Appendi x IX Under Regn. No.3.5	110 to 112	<b>Appendix IX</b> for Regulations of Information Technology Establishments under Regulation No. 3.5 submitted by the Committee and modified by the Government given below:  <b>Appendix IX.</b> <b>Regulations for Information Technology Establishments</b> <b>(ITE)</b> ..... .....	Sanctioned as proposed

EP-6	Sr.No.3 Appendix XII Under Regn. No.5.4	38, 119	The Sr.No.3.0 of the Appendix XII regarding 'Marginal Open Spaces for Narrow Plots for Residential User' under Regulation No. 5.4 as below..	Sanctioned as proposed
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**3.0 MARGINAL OPEN SPACES FOR NARROW PLOTS FOR RESIDENTIAL USERS.**

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EP-7	New Appendix XIX	156 to 158	Regulation No. 6.28 shall be replaced by the new provisions.	Sanctioned as proposed
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**6.29 Special Amenities for the Physically Handicapped Persons**

Special facilities for physically handicapped persons as specified in Appendix XIX shall be provided in all buildings, either existing or proposed, to be used for public and/or semipublic offices, business/professional establishments, educational and medical purpose, recreational/amusement/community or cultural activities, stadiums or like uses or any public purpose where people gather for common activities.

**Appendix XIX**

**SPECIAL FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS**

**(See Regulation No. 6.28)**

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By order and in the name of the Governor of Maharashtra .

  
(N.R. Kane)  
Desk Officer.